



24

| Gwersyllt | | LLI | 4FD

£127,4

# 24

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Situated in the popular Lambourne Court development near Gwersyllt, this well-presented two-bedroom second-floor apartment is offered to the market with no onward chain. Ideal for first-time buyers or investors, the property offers spacious and low-maintenance living in a convenient residential setting. In brief, the accommodation comprises a secure communal entrance, private entrance hallway, generous lounge, and a kitchen/dining area. There are two double bedrooms, with the principal bedroom benefitting from an en-suite shower room, plus an additional main bathroom. The property also has the added advantage of a private garage, providing excellent storage. Lambourne Court is well-positioned close to a range of amenities in Gwersyllt, including supermarkets, schools, leisure facilities, and local shops. The area benefits from excellent public transport links, including a nearby train station with direct services to Wrexham and Chester, and convenient road access to the A483 for wider commuting.

- TWO BEDROOM SECOND FLOOR APARTMENT
- PRINCIPAL WITH EN-SUITE
- SPACIOUS LOUNGE
- KITCHEN/DINING AREA
- BATHROOM
- ENTRANCE HALLWAY WITH STORAGE
- GARAGE
- SOUGHT AFTER RESIDENTIAL AREA
- IDEAL FIRST TIME BUY/INVESTMENT
- NO CHAIN



### Entrance

Secure communal entrance with intercom, post box and stairs rising to 2nd floor landing where the property is located.

### Entrance Hall

Wall mounted intercom system, carpet flooring, radiator, two storage cupboards one housing water tank and shelving, ceiling light point and doors off to all rooms.

### Lounge

Two uPVC double glazed windows to the rear elevation. Carpet flooring, electric radiator and ceiling light point.

### Kitchen/Dining Room

Housing a range of wall, drawer and base units with complimentary work surface over. Integrated electric oven, electric hob and extractor over. Space for fridge freezer, space and plumbing for washing machine, 1 1/4 stainless steel sink unit with mixer tap over, tiled flooring, brick style splash-back and two ceiling light points.

### Bedroom One

UPVC double glazed window to the front elevation. Housing a range of fitted wardrobes with clothing rails and shelving. Carpet flooring, ceiling light point, electric radiator and door into en-suite.

### En-suite

Three piece suite comprising low-level WC, pedestal wash hand basin and enclosed mains shower cubical with glass screen. Shave point, tiled flooring, electric heater with fitted towel rail over, extractor and uPVC frosted double glazed window to the front elevation.

### Bedroom Two

Two uPVC double glazed windows to the rear elevation. Carpet flooring, ceiling light point and electric heater.

### Bathroom

Three piece suite comprising low-level WC, pedestal wash hand basin and panelled bath with separate shower hose. Tiled flooring and 1/2 tiled walls, extractor, ceiling light point, electric heater, wall mounted vanity unit and uPVC frosted window to the rear elevation.

### Outside/Garage

The property has the added benefit of a garage with up and over door. There are ample parking spaces, visitor spaces and communal garden areas.

### Additional Information

The property is leasehold with 983 years remaining on the lease. The ground rent is £85 for 6 months so £170 for the year. The Maintenance fee is £192.71 per month.

### Important Information

**MONEY LAUNDERING REGULATIONS 2003**  
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.  
**THE PROPERTY MISDESCRIPTIONS ACT 1991**  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.



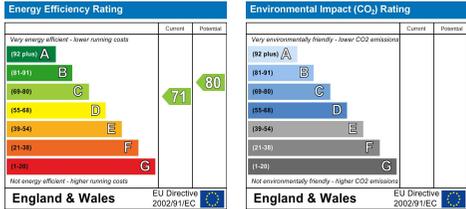




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